150.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	751,700 / 751,700
					USE VALUE:	751,700 / 751,700
					ASSESSED:	751,700 / 751,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOBBETT JOEL & OLAPEJU
Owner 2:	
Owner 3:	
Street 1:	74 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PROFIS ELEANOR -
Owner 2:	-
Street 1:	74 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Aluminum Exterior and 1552 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	307,700		444,000	751,700
Total Card	0.103	307,700		444,000	751,700
Total Parcel	0.103	307,700		444,000	751,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 484.34 | /Parcel: 484.3

Legal Description

User Acct 98584

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/19/18

!11692!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	307,700	0	4,500.	444,000	751,700	751,700	Year End Roll	12/18/2019
2019	101	FV	234,300	0	4,500.	416,300	650,600	650,600	Year End Roll	1/3/2019
2018	101	FV	234,300	0	4,500.	344,100	578,400	578,400	Year End Roll	12/20/2017
2017	101	FV	234,300	0	4,500.	316,400	550,700	550,700	Year End Roll	1/3/2017
2016	101	FV	234,300	0	4,500.	288,600	522,900	522,900	Year End	1/4/2016
2015	101	FV	228,300	0	4,500.	283,100	511,400	511,400	Year End Roll	12/11/2014
2014	101	FV	228,300	0	4,500.	263,100	491,400	491,400	Year End Roll	12/16/2013
2013	101	FV	228,300	0	4,500.	250,300	478,600	478,600		12/13/2012

PRINT

Date	Time
12/11/20	01:50:03

LAST REV

Date	Time
09/09/20	15:50:51

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11692

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROFIS ELEANOR,	75205-267	1	7/24/2020		725,000	No	No		
	11593-242		10/28/1968			No	No		N

USER DEFINED

Prior Id # 1:	98584
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/23/1993	404		4,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
4/19/2018	MEAS&NOTICE	HS	Hanne S
2/25/2009	Measured	372	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 443,999 | Spl Credit | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32654643
Const Adj.:	0.99495000
Adj $ / SQ:	164.981
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378008
Depreciation:	70309
Depreciated Total:	307698

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

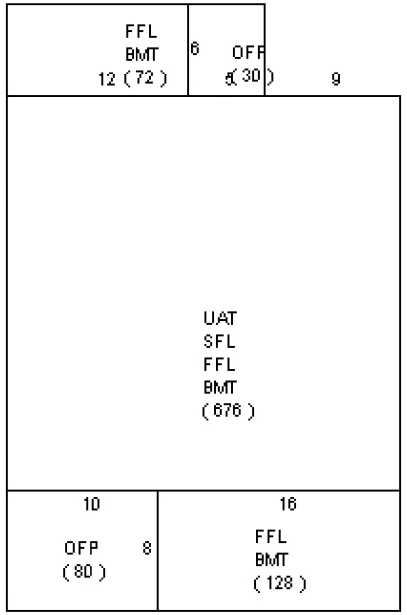
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	164.98
Special Features:	0	Val/Su Net:	113.67
Final Total:	307700	Val/Su SzAd	198.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	876	49.490	43,357
FFL	First Floor	876	164.980	144,523
SFL	Second Floor	676	164.980	111,527
UAT	Upper Attic	169	65.990	11,153
OFP	Open Porch	110	31.340	3,448

Net Sketched Area:	2,707			Total:	314,008
Size Ad	1552	Gross Are	3214	FinArea	1552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	